

**CITY OF CHICAGO ZONING BOARD OF APPEALS
FRIDAY MARCH 18, 2022
VIRTUAL MEETING**

THE CHAIRMAN HAS DETERMINED THAT AN IN-PERSON HEARING IS NOT PRACTICAL OR PRUDENT. ACCORDINGLY, ATTENDANCE AT THIS MEETING WILL NOT HAVE A PHYSICAL LOCATION AND WILL BY REMOTE MEANS ONLY. INSTRUCTIONS FOR HOW TO ACCESS THIS MEETING, PROVIDE WRITTEN COMMENT AND PARTICIPATE IN PUBLIC TESTIMONY ARE PROVIDED ON THE BOARD’S WEBSITE: WWW.CHICAGO.GOV/ZBA. IN THE EVENT THAT GOVERNOR PRITZKER ELECTS NOT TO EXTEND THE STATEWIDE DISASTER DECLARATION TO INCLUDE MARCH 18, 2022, AN IN-PERSON MEETING MAY BE POSSIBLE, AND DETAILS WILL BE PROVIDED ON THE BOARD'S WEBSITE: WWW.CHICAGO.GOV/ZBA.

Approval of the minutes from the February 18, 2022, regular meeting of the Zoning Board of Appeals (“Board”).

Approval of the agenda for March 18, 2022, regular meeting of the Board.

9:00 A.M.

CONTINUED MATTER

46-22-Z	ZONING DISTRICT: RM-5	WARD: 4
APPLICANT:	Marcia Ward	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1323 E. Hyde Park Boulevard	
SUBJECT:	Application for a variation to reduce the east side setback from the required 2' to zero (west to be zero), combined side yard setback from 4.8' to zero for a proposed one-story rear addition at the existing two-story, single-family residence.	

REGULAR CALL

80-22-S	ZONING DISTRICT: B1-1	WARD: 18
APPLICANT:	Kaya's Enhancements	
OWNER:	Fujash Enterprise, LLC	
PREMISES AFFECTED:	7838 S. Western Avenue	
SUBJECT:	Application for a special use to establish a hair salon.	

81-22-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B1-1.5
New Leaf Acquisitions, LLC
Same as applicant
1810-20 N. Wells Avenue
Application for a variation to reduce the front setback from 8.1' to 7.26', rear setback from 30' to 19.5' for a proposed three-story upper building addition, a two-story addition, and a one-story addition to four existing adjacent buildings to consolidate them into a single principal four-story building with ground floor retail uses and eighteen parking stalls and to convert from eight to eighteen dwelling units.

WARD: 43

82-22-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RM-5
Lotus Property Group, LLC
Same as applicant
2655 W. Monroe Street
Application for a variation to reduce the required off-street parking spaces from the required four to three spaces for a proposed three-story, four dwelling unit building.

WARD: 27

83-22-S
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: B2-2
Alison Rae Shadid dba cute Hair salon (Ali Rulz)
Greg Ramirez
2952 W. Belmont Avenue
Application for a special use to establish a hair salon.

WARD: 33

84-22-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RT-4
Pilsen Rentals, LLC Series III
Same as applicant
2228 S. Sawyer Avenue
Application for a variation to reduce the rear yard open space from the required 203.13 square feet to zero for a proposed fourth story addition to the existing four-story, five dwelling unit building to be converted to a six-dwelling unit building with three unenclosed parking spaces.

WARD: 12

85-22-Z
APPLICANT:
OWNER:
PREMISES AFFECTED:
SUBJECT:

ZONING DISTRICT: RT-4
Pilsen Rentals, LLC Series III
Same as applicant
2228 S. Sawyer Avenue
Application for a variation to make a zoning certification of the increased density, not to exceed more than one unit above the original construction upon review of the documented evidence supporting such increase in density in order to allow the as built sixth unit within an existing four-story, five dwelling unit building which is also proposing to permit the as built south side dormer addition and three story, five dwelling unit building which and three new unenclosed parking spaces.

WARD: 12

86-22-Z	ZONING DISTRICT: RT-4	WARD: 12
APPLICANT:	Pilsen Rentals, LLC Series III	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2228 S. Sawyer Avenue	
SUBJECT:	Application for a variation to increase the existing non-conforming floor area in existence for at least fifty years of 6,484.28 square feet to 6,669.46 to allow the construction of a new fourth-story addition of an existing four-story, five dwelling unit building to be converted to a six-dwelling unit building with three unenclosed parking spaces.	
 87-22-S	 ZONING DISTRICT: B1-2	 WARD: 33
APPLICANT:	Quizhpi Hair, LLC	
OWNER:	Carlos Qiuzhpi	
PREMISES AFFECTED:	3244 W. Lawrence Avenue	
SUBJECT:	Application for a special use to establish a hair salon.	
 88-22-Z	 ZONING DISTRICT: RM-5	 WARD: 35
APPLICANT:	Andrew Araque	
OWNER:	Luis and Halina Araque	
PREMISES AFFECTED:	3001 N. Sawyer Avenue	
SUBJECT:	Application for a variation to reduce the rear yard open space from the required 144.148 square feet to zero to permit the subdivision of one zoning lot into two zoning lots. The existing two-story, four dwelling unit building at 3001 N. Sawyer shall remain. A three-story, single-family residence is proposed for 3005 N. Sawyer.	
 89-22-Z	 ZONING DISTRICT: RM-5	 WARD: 35
APPLICANT:	Andrew Araque	
OWNER:	Luis and Halina Araque	
PREMISES AFFECTED:	3001 N. Sawyer Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 10.32' to 0.9', rear setback from 25.8' to 4.08' to permit the subdivision of one zoning lot into two zoning lots. The existing two-story, four dwelling unit building at 3001 N. Sawyer shall remain. A three-story single-family residence is proposed for 3005 N. Sawyer Avenue.	
 90-22-Z	 ZONING DISTRICT: RM-5	 WARD: 35
APPLICANT:	Andrew Araque	
OWNER:	Luis & Halina Araque	
PREMISES AFFECTED:	3005 N. Sawyer Avenue	
SUBJECT:	Application for a variation to reduce the rear setback from the required from 24.08' to 14', south side setback from 3.2' to 3' (north setback to be 5'), combined side yard setback to be 8' to subdivide one zoning lot into two lots. A proposed three-story, single-family residence with rear deck and attached two car garage is proposed for the newly formed lot.	

91-22-Z	ZONING DISTRICT: RS-1	WARD: 39
APPLICANT:	Kristin Elizabeth Schleiter	
OWNER:	Same as applicant	
PREMISES AFFECTED:	5950 N. Kenneth Avenue	
SUBJECT:	Application for a variation to reduce the south side setback from 6' to 2' (north to be at 12.93'), combined side yard setback from 18' to 14.93' for a proposed two-story addition and a second-floor addition for the existing two-story single-family residence.	
92-22-Z	ZONING DISTRICT: RS-3	WARD: 44
APPLICANT:	Jonah Rubin	
OWNER:	Same as applicant	
PREMISES AFFECTED:	1054 W. Oakdale Avenue	
SUBJECT:	Application for a variation to reduce the east side setback from 5.24' to 0.17', (west side setback will be zero), combined side yard setback from 13.1' to 0.17', reduce the rear setback from 36.83' to 0.58' for a proposed rear story addition, new second story addition, new attached two car garage connecting to the existing non-conforming coach house to convert a four-story, single family residence and non-conforming coach house to a two and four-story two dwelling unit building.	
93-22-S	ZONING DISTRICT: B3-2	WARD: 22
APPLICANT:	Ana Santay	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3513 W. 26th Street	
SUBJECT:	Application for a special use to establish a barber shop / hair salon.	
94-22-Z	ZONING DISTRICT: RS-3	WARD: 35
APPLICANT:	Iveliz M. Orellano	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2221 N. Kimball Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 19.72' to 13.5', north side setback from 2.232' to 0.49' (south to be 2.28'), combined side yard setback from 5.58' to 2.77' to subdivide an existing zoning lot into two zoning lots. The existing two-story, single-family residence shall remain. A two-story, two dwelling unit building with rear open deck and detached two car garage and one car parking slab is proposed for the newly created lot.	
95-22-Z	ZONING DISTRICT: RM-6	WARD: 11
APPLICANT:	3227 S. Aberdeen St. LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3227 S. Aberdeen Street	
SUBJECT:	Application for a variation to reduce the rear setback from the required setback above 18' from the required 37.5' to 6.99' for a proposed second floor addition on an existing four-story, eight dwelling unit building to be converted to a nine-dwelling unit building.	

96-22-Z	ZONING DISTRICT: RM-6	WARD: 11
APPLICANT:	3227 S. Aberdeen St, LLC	
OWNER:	Same as applicant	
PREMISES AFFECTED:	3227 S. Aberdeen Street	
SUBJECT:	Application for a variation to reduce the on-site open space from the required 324 square feet to zero for a proposed second floor addition to the existing four-story, eight dwelling unit building to be converted to a nine-dwelling unit building.	
97-22-S	ZONING DISTRICT: DX-16	WARD: 42
APPLICANT:	ABM Industry Groups, LLC	
OWNER:	550 West Jackson Owner, LLC	
PREMISES AFFECTED:	550 W. Jackson Boulevard / 550 W. Quincy Street	
SUBJECT:	Application for a special use to re-establish a non-accessory, one hundred-forty space parking garage in the basement and sub-basement of an existing office building.	
98-22-S	ZONING DISTRICT: B3-3	WARD: 1
APPLICANT:	FNS Investment Group, LLC	
OWNER:	Saxony 1348, LLC	
PREMISES AFFECTED:	1348 N. Milwaukee Avenue	
SUBJECT:	Application for a special use to establish a foot massage establishment on the ground floor of an existing three-story, mixed-use building.	
99-22-S	ZONING DISTRICT: B3-3	WARD: 44
APPLICANT:	Quincy Ventures, LLC	
OWNER:	Icon Broadway Partners, LLC	
PREMISES AFFECTED:	3120 N. Broadway	
SUBJECT:	Application for a special use to establish a foot massage establishment on the ground floor of an existing four-story, mixed-use building.	
100-22-Z	ZONING DISTRICT: RS-3	WARD: 32
APPLICANT:	Trevor McIntyre	
OWNER:	Same as applicant	
PREMISES AFFECTED:	2723 N. Marshfield Avenue	
SUBJECT:	Application for a variation to reduce the front setback from the required 12.5' to 10.65', north side setback from 2' to 0.51' (south to be 2.04'), combined side yard setback from 5' to 2.55' for a proposed two-story rear addition, third floor addition, front porch and rear deck to an existing three-story, two dwelling unit building to be converted to a single family residence.	

